

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
9-11		MELROSE ST, ARLINGTON

## OWNERSHIP

<b>OWNERSHIP</b>			Unit #:	
Owner 1:	SULLIVAN JOHN J & JANE E			
Owner 2:	SULLIVAN ELLEN B & RICH PETER			
Owner 3:				
Street 1:	9 MELROSE ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

### PREVIOUS OWNER

Owner 1:	CAROWELL LLC -		
Owner 2:	-		
Street 1:	98 RICHFIELD RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1918, having primarily Vinyl Exterior and 2882 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	
Total AC/HA: 0.10331			Total SF/SM: 4500		Parcel LUC: 104		Two Family		Prime NB Desc		ARLINGTON						Total:		443,999	Spl Credit				Total:		444,000	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4500.000	772,400	6,100	444,000	1,222,500		2419
							GIS Ref
							GIS Ref
Total Card	0.103	772,400	6,100	444,000	1,222,500	Entered Lot Size	GIS Ref
Total Parcel	0.103	772,400	6,100	444,000	1,222,500	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:	424.17	/Parcel:	424.17	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	104	FV	772,400	6100	4,500.	444,000	1,222,500		Year end	12/23/2021	PRINT	
2021	104	FV	739,400	6100	4,500.	444,000	1,189,500		Year End Roll	12/10/2020		Date
2020	104	FV	739,400	6100	4,500.	444,000	1,189,500	1,189,500	Year End Roll	12/18/2019	12/29/21	18:13:44
2019	104	FV	547,900	6100	4,500.	471,800	1,025,800	1,025,800	Year End Roll	1/3/2019		
2018	104	FV	547,900	5100	4,500.	344,100	897,100	897,100	Year End Roll	12/20/2017	LAST REV	
2017	104	FV	515,400	5100	4,500.	299,700	820,200	820,200	Year End Roll	1/3/2017	Date	Time
2016	104	FV	515,400	5100	4,500.	255,300	775,800	775,800	Year End	1/4/2016	09/22/21	10:45:33
2015	104	FV	454,400	5100	4,500.	249,800	709,300	709,300	Year End Roll	12/11/2014	mmcmakin	

## SALES INFORMATION

## TAX DISTRICT

[illegible]

**PAT ACCT.**

PRINT	
Date	Time
12/29/21	18:13:44
LAST REV	
Date	Time
09/22/21	10:45:30
mmcmakin	
240	

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2021	Mail Update	MM	Mary M
8/11/2017	MEAS&NOTICE	HS	Hanne S
4/11/2013	Info Fm Prmt	EMK	Ellen K
1/10/2013	Info Fm Prmt	BR	B Rossignol
5/4/2009	Measured	163	PATRIOT
4/3/2000	Inspected	276	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	256	PATRIOT
11/1/1991		PM	Peter M

**Sign:** \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_



***Patriot***  
Properties Inc.

### USER DEFINED

Prior Id # 1:	2419
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

